



February 10, 2021
City of Tamarac, FL
Attn.: Ms. Christine Cajuste, CPA, MBA
Director of Financial Services
7525 NW 88 Avenue
Tamarac, FL 33351

Re: Appraisal of Vacant Land, 8251 W Commercial Blvd, Tamarac, Florida 33351
(*Legal Description is in the Report.*)

Dear Ms. Cajuste:

In fulfillment of our agreement, we transmit our appraisal report, in which we develop an opinion of market value for the fee simple estate in the referenced real property as of February 10, 2021. The report sets forth the value conclusion, along with data and reasoning supporting the opinion.

This report was prepared for and our professional fee billed to the City of Tamarac. Our analyses have been prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP 2020 - 2021). This report is for exclusive use of the client for possible sale of the property.

Jesse B. Vance, Jr. and Claudia Vance visited the property. If you have questions or further needs, please contact the undersigned.

As a result of our analyses, we have developed the following opinion of the market value, subject to definitions, certifications, and limiting conditions set forth in the attached report.

FIVE HUNDRED NINETY THOUSAND DOLLARS

\$590,000

(THIS LETTER MUST REMAIN ATTACHED TO THE REPORT WITH SIXTY-NINE (69) NUMBERED PAGES FOR THE VALUE OPINION SET FORTH TO BE CONSIDERED VALID.)

Respectfully submitted,

Jesse B. Vance, Jr., MAI, SRA, ASA, MBA
State-Certified General Real Estate Appraiser #RZ-85

Claudia Vance, MAI
State-Certified General Real Estate Appraiser #RZ-173

MBA in Real Estate Development & Management

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